

ORDINANCE NO. 2015-30

AN ORDINANCE OF THE TOWNSHIP OF LAKEWOOD,
COUNTY OF OCEAN, STATE OF NEW JERSEY,
AMENDING AND SUPPLEMENTING CHAPTER XVIII
OF THE REVISED GENERAL ORDINANCES OF
THE TOWNSHIP OF LAKEWOOD, SPECIFICALLY
ARTICLE IX (Zoning Districts and Regulations),
SECTION 18-902 B (Residential (R-40)).

BE IT ORDAINED by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, as follows:

SECTION 1. That Chapter XVIII, Article IX of the Revised General Ordinances of the Township of Lakewood entitled "Zoning Districts and Regulations", Section 18-902 entitled "Residential Zoning Districts" specifically subsection B entitled "Residential (R-40) in paragraph 6, be and hereby is amended and supplemented as follows:

18-902 Residential Zoning Districts

B Residential (R-40)

6.
 - a. A cluster development plan for single family detached dwellings shall be permitted in those areas designated on the Zoning Map as R-40/20 Cluster and as provided in Section 18-904. The bulk standards for the lots in the cluster development shall be in accordance with the R-20 Design Regulations.
 - b. The minimum size of a tract of land proposed for Cluster Development shall be fifteen (15) acres.
 - c. For Cluster Developments which comply with subsection b. above that have been approved by the Planning Board either in accordance with subsection a. above for Cluster Development approved by the granting of lot area variances, which include a remainder open space parcel, the bulk setback standards shall be in accordance with the R-20 requirements per Section 18-902 C. 4. c. through 18-902 C. 4. h.

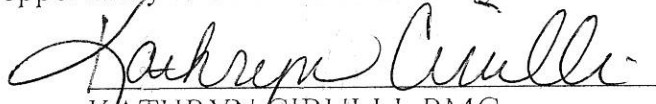
SECTION 2. All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 3. If any section, subsection, paragraph, sentence or any part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance not directly involved in the controversy in which such judgment shall have been rendered.

SECTION 4. This Ordinance shall take effect immediately upon final passage and publication as required by law.

NOTICE

PUBLIC NOTICE is hereby given that the foregoing Ordinance was introduced at a meeting of the Township Committee of the Township of Lakewood, in the County of Ocean and State of New Jersey on the 30th day of April, 2015, and was then read for the first time. The said Ordinance will be further considered for final passage by the Township Committee in the Municipal Building at 7:30 p.m. on May 21, 2015. At such time and place or any time or place to which said meeting may be adjourned, all persons interested will be given an opportunity to be heard concerning said ordinance.


KATHRYN CIRULLI, RMC
Township Clerk

I HEREBY CERTIFY THE ABOVE TO BE A TRUE
AND REAL COPY OF Ordinance 2015-30
ADOPTED ON THE 21st DAY OF May
BY THE LAKEWOOD TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,
STATE OF NEW JERSEY.


KATHRYN CIRULLI, RMC
MUNICIPAL CLERK